

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

ZONING ADMINISTRATION REFERRAL

DATE: December 21, 2012

TO: Kate McConnell, Project Manager, Department of Planning

THROUGH: Mark Stultz, Deputy Zoning Administrator

FROM: Brian Fish, Planner, Zoning Administration

CASE NUMBER AND NAME: SPEX-2012-0036 Brambleton Regional Park
(Second Submission)

PARCEL NUMBERS: 157-17-5653 157-16-1062 157-25-2434

1. Staff recommends that the Conditions of Approval be revised to include compliance with Section 5-1508(F), specifically the obtaining of a locational clearance from the Department of Building and Development prior to site plan approval / as part of the site plan process.

Section 5-1508(F), Development Standards – Moderately Steep Slopes. Pursuant to Section 5-1508(F) of the Zoning Ordinance, no zoning permit shall be issued for any use, structure, or activity on any parcel of land which contains within its boundaries moderately steep slopes unless the standards of Section 5-1508(F) have been met. These standards include obtaining a locational clearance from the Department of Building and Development, obtaining a grading permit for all land disturbing activities on all slopes, and incorporation of storm water management Best Management Practices and erosion and sediment control practices.